TRITAX PARK CAMBRIDGE

TRITAX BIG BOX®

WELCOME



Creating a new logistics and advanced manufacturing park, and job opportunities for Greater Cambridgeshire.

Thank you for attending today's consultation event.

This event is an opportunity to learn more about our plans for Tritax Park Cambridge and meet the project team. Around the room, you will find a series of banners that provide key information about the project.

As a long-term owner and investor with secured funding and a confirmed occupier, we are well placed to deliver much-needed logistics space and create valuable employment opportunities.

Members of the project team are also available to talk through the proposals, answer your questions and hear your views.

Feedback forms are available for you to complete today or take away and return to us by freepost. If you prefer, you can complete a feedback form online by visiting **www.tritaxbigbox.co.uk/our-spaces/cambridge**

About the project team

TRITAX BIG BOX®

Fully funded developer / landlord

BIDWELLS

Planning consultant
Landscape architect
EIA consultant
Socio-economic consultant

RIDGE
BUILT ENVIRONMENT CONSULTANCY

Transport consultant
Water and flood risk specialist
Sustainability consultant

aja architects

Lead architect

savills

Project manager

MARENGO
COMMUNICATIONS

Community consultation specialist

GET IN TOUCH

If you have any questions about the proposals or would like to speak to a member of our team, please contact us:
www.tritaxbigbox.co.uk/our-spaces/cambridge

info@tritaxparkcambridge.co.uk **0800 689 5209** **Freepost CONSULTATION REPLY**

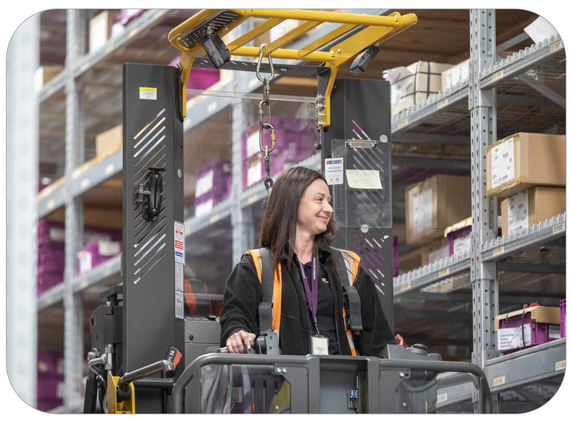
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TRITAX BIG BOX®

A LONG-TERM OWNER AND INVESTOR WITH SECURED FUNDING AND A CONFIRMED OCCUPIER

At least 317,000m² of new industrial and warehouse space needed across Greater Cambridgeshire to 2040.

ABOUT US



We are experts in UK logistics real estate, delivering millions of Sq Ft of high-quality, sustainable industrial and logistics warehouse space each year.

Our approach is personal and hands-on, focused on leaving positive long-term legacies for our clients, investors and the communities where we are based.

Created thousands of new jobs across the UK.

A long-term partner for businesses and communities across the UK, with our **Social Impact Foundation** and **Community Benefit Fund.**

UK's largest portfolio of logistics investments.

Pledged to decarbonise all our built assets by 2050 or earlier.

OUR VALUES

We make high-conviction decisions founded on proprietary, data-driven insights.

We take a personal, hands-on approach, getting to know our stakeholders so we can deliver on their ambitions.

We aim to create long-term value for our clients, investors and the communities where we are based.

WHY IS TRITAX PARK NEEDED?

Currently no available units over 100,000 sq ft in Greater Cambridgeshire.

Estimated 13.3 million sq ft of unsatisfied requirements for large-scale industrial and logistics space (>100,000 sq ft).

The A14 continues to serve as a key logistics and industrial corridor, supporting regional and national connectivity.

Many industrial estates have been repurposed for housing, offices, or laboratory uses, reducing available industrial land.

Remaining older industrial sites tend to be small, constrained, and outdated, limiting their suitability for modern, energy-efficient, large-scale operations.

CASE STUDY: SIEMENS HEALTHINEERS



Earlier this year, Tritax delivered the first phase of a new 604,000 sq ft global facility for Siemens Healthineers, the market leaders in magnetic resonance imaging (MRI).

This cutting-edge site strengthens Oxfordshire's position in advanced manufacturing and medical technology, providing a long-term home for the research, development and production of superconducting magnets uses in MRI systems.

Located 8.5 miles north of Oxford City Centre, Siemens Healthineers is making a major investment in Oxfordshire's economy. By 2040, the project will create around 1,126 jobs and contribute £250 million in investment.

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COMMUNITY BENEFIT FUND



£57,700 allocated to Biggleswade Town Council for Kitelands Recreation Ground improvements.

As a long-term owner and investor, Tritax Big Box is committed to creating lasting value and making a positive difference in the communities where our assets are based.

Through our **Social Impact Foundation** and **Community Benefit Fund**, we provide donations to local projects and groups, linked directly to the amount of new logistics space we deliver.

Over the last two years the fund has awarded more than £160,000 to initiatives in communities where we have active development projects, with a number of live conversations.





GET IN TOUCH

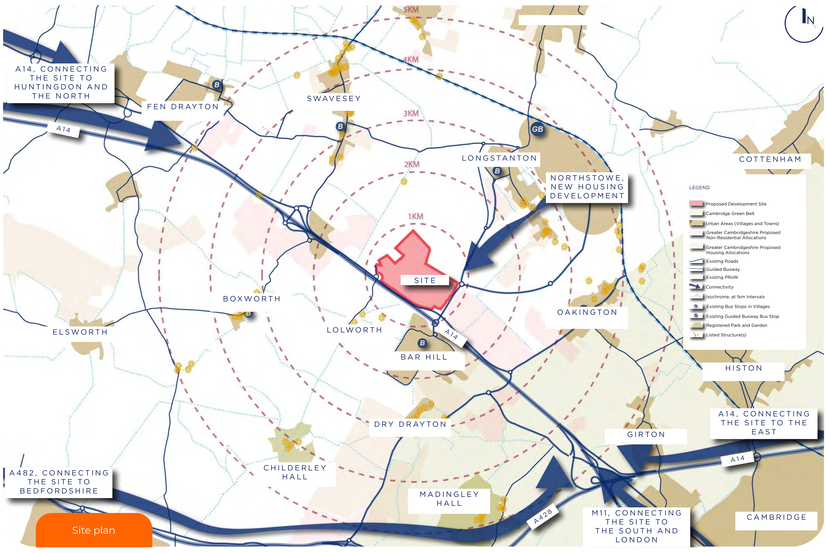
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ABOUT THE SITE



Site plan

Tritax Park Cambridge is located north of Bar Hill, separated from the village by the A14 and easily accessible from Northstowe, Longstanton and Oakington, making it a sustainable location for efficient last-mile logistics.

The site covers approximately 123 hectares and is outside of the Green Belt.

The A14 runs along the southwest of the site, while the A1307 to the south provides numerous pedestrian and cycle routes.

The eastern boundary is next to the B1050, which features pedestrian and cycle connections linking to neighbouring communities including Bar Hill, Northstowe and Longstanton.

The site is exceptionally well connected, with direct access to the east–west A14 and north–south routes via the M11 and A1.

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OUR EMERGING PROPOSALS



Illustrative masterplan

KEY

- *Site Boundary*
- *Proposed Trees*
- *Proposed Attenuation*
- *Proposed Open Green Space*
- *Proposed Footpaths through Open Space*
- *Active Social Nodes and Emersive Restorative Nodes*
- *Community Zone*
- *Car Park*
- *Main Spine Road with Verges, Footpaths and Swales.*
- *Warehouses and Offices*

Tritax Park Cambridge is located north of Bar Hill, separated from the village by the A14 and also easily accessible from Northstowe, Longstanton and Oakington, making it ideally positioned for efficient last-mile logistics and advanced manufacturing.

What community uses do you think would best support local residents?

OUR FOCUS AREAS

A high-quality design

- Strategic landscape integration and biodiversity enhancement
- Active travel and public transport connectivity
- Buildings that have applied Net Zero principles, for both construction and operation
- Incorporating new amenities for employees, visitors and local residents.
- High-quality open space, which the public will be able to access
- Ensuring integration and connectivity with the surrounding community

Modern logistics and advanced manufacturing

- **Phase 1:** Up to 65,000 m² of warehousing and distribution space
- **Future phases:** Up to a further 170,000 m² planned through the Greater Cambridge Local Plan
- Designed to support a wide range of operators, from local businesses to leading industries in e-commerce, logistics, Research & Development, and more

More diverse jobs for local people

- Circa 2,500 - 3,000 jobs
- Dedicated skills and training programmes for local residents
- Significant economic benefits for the local area

A sustainable, greener park

- At least 40% of the site will be open green space
- The development aims to achieve a minimum 25% Biodiversity Net Gain
- All new buildings constructed to net zero carbon in construction principles
- EPC A ratings and BREEAM Outstanding certification

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LEADING OCCUPIER SECURED, BRINGING NEW JOBS TO THE AREA



Sketch visual of first phase

The first phase of Tritax Park Cambridge is backed by a leading occupier and will establish a new parcel distribution facility for a nationally recognised parcel delivery company, supporting sustainable logistics throughout Greater Cambridgeshire.

Tritax Park Cambridge could generate circa 2,500 - 3,000 jobs for local residents, with over 65% expected to be hands-on entry level roles.

Additional positions in administration, team leadership, and logistics management offer opportunities for people with varied skills and experience.

INVESTING IN LOCAL TALENT AND OPPORTUNITY

Circa 2,500 - 3,000 job opportunities will be created, offering transferable skills and clear career pathways to help address Greater Cambridgeshire's skills gap.

Supporting young people and those returning to work, with a strong focus on employment and career development — underpinned by Employment and Skills Plans secured through a legal agreement.

Inspiring future talent by engaging young people in construction and helping to inspire the next generation of workers.

Backing local business by working with local partners to ensure businesses and subcontractors benefit from opportunities at Tritax Park Cambridge.

"...bringing forward supply in the earlier part of the plan period would be beneficial."

Greater Cambridge Warehouse and Industrial Space Needs, March 2025

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PUTTING SUSTAINABILITY AT THE HEART OF WHAT WE DO

Our commitment to sustainable low-carbon development is at the heart of every project.

At Tritax Park Cambridge, we are creating a future-ready business community built around environmental responsibility, innovation and long-term value.



Greener buildings

- All new buildings constructed to net zero carbon in construction principles, with EPC A ratings and BREEAM Outstanding ratings.
- Incorporating photovoltaic panels and air source heat pumps to maximise renewable energy use.
- Zero waste to landfill and green electricity tariffs through responsible facilities management.



Water conservation

- Rainwater and greywater harvesting systems to reduce potable water use.
- Smart metering, intelligent leak detection and low-flow fixtures to monitor and reduce consumption.



Future-ready transport options

- Extensive cycle parking and electric bike charging facilities across the park.
- Parking spaces equipped with EV charging points.
- Enhanced public transport connections, including improved bus services and pedestrian links.



Improving the local environment

- Retention of existing mature hedgerows, trees and woodland, supported with new planting throughout the development providing enhanced opportunities for carbon capture / storage and pollutant absorption, offering climate and air quality benefits.
- A minimum 25% Biodiversity Net Gain.
- Additional planting, including a variety of flowers.
- At least 40% of the site will be open green space.

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CREATING A PARKLAND SETTING FOR WORK AND NATURE



1. **Active Social Node**
   Space designed for social interaction and activity, with space for small team building activities, or gatherings.
2. **Emersion and Restoration Node**
   Create more secluded areas for restoration and relaxation. This will be aimed at individuals or small groups.
3. **Circular Route**
   Circular route around the site with multiple access points for walking and running. Can also be used for Park Run.
4. **Community Facilities**
   Dedicated community space that can be used for community events and sports changing facilities.

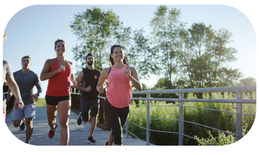
At least 40% of the site will be open green space, and the development will achieve a minimum 25% Biodiversity Net Gain — creating a sustainable environment where people, businesses and wildlife can flourish together.

The plan for landscape and green spaces shapes how the development will look and work. It aims to support health and wellbeing by:

- Creating a place with a clear identity and strong sense of community
- Making it easier for people to move around, with good links to existing paths and routes
- Providing new, safe, and accessible green spaces for people to enjoy, with a variety of outdoor facilities
- Improving existing natural habitats to boost biodiversity and create even better public open spaces








GET IN TOUCH

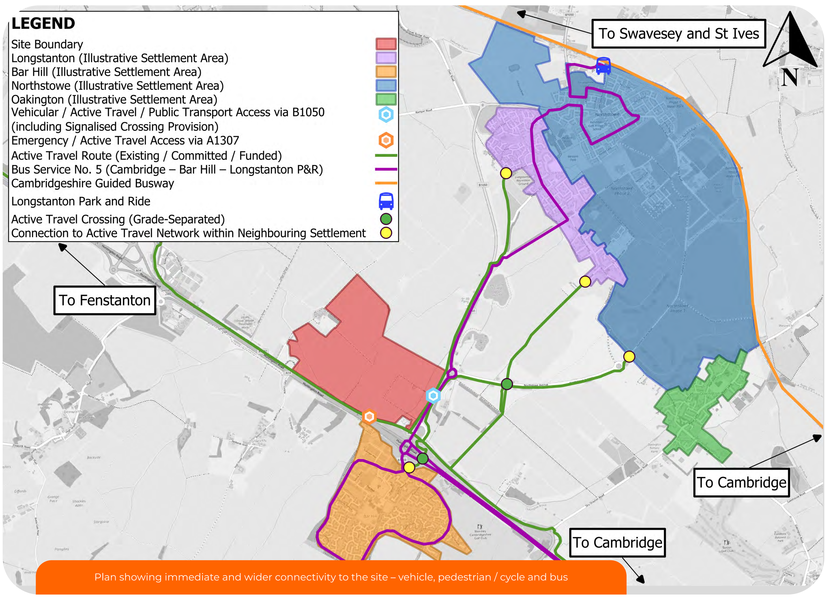
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CONNECTED AND ACCESSIBLE



Plan showing immediate and wider connectivity to the site – vehicle, pedestrian / cycle and bus

Tritax Park Cambridge is located alongside an existing pedestrian and cycle route, providing safe, convenient links between Longstanton, Northstowe and Bar Hill, making it sustainable and accessible for both existing and growing local communities to reach the new opportunities and parkland created.

We are talking with local stakeholders to explore ways to further enhance these connections, including new bus stops within the site to enable access by existing bus services that currently route between Cambridge City Centre and Northstowe / Longstanton (including the Guided Busway) via Bar Hill.

The proposed development will also include a network of safe and accessible walking and cycling routes, linking with current and future connections beyond the site.

A centrally located mobility hub is proposed adjacent to the primary bus stops, offering a convenient interchange between modes. The hub will include e-bike and e-scooter docking stations, along with sheltered waiting areas and other supporting facilities to encourage sustainable travel choices.

Through conversations with the local community, we are aware of concerns around HGV parking in nearby villages and the capacity of the Bar Hill Junction. We are committed to understanding and addressing these issues, working closely with the community and the Council to ensure the park is managed to the highest standards.

A detailed Transport Assessment is being prepared and will be submitted with a future planning application. It will outline the local transport context and the proposed development plans, including traffic forecasts and potential impacts on the road network. The assessment will be based on traffic survey data collected in summer 2025.

A Travel Plan will be prepared and submitted with the planning application. Its main goal is to encourage everyone using the development to travel in more sustainable ways, such as walking, cycling, car-sharing or public transport.

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WATER MANAGEMENT

We understand there are pre-existing concerns about flood risk and surface water management, primarily caused by the closure of the Webbs Hole Sluice Gate when river levels are high.

These issues are being carefully reviewed, and we will work closely with the neighbouring communities, the Council, and specialist teams to make sure Tritax Park Cambridge has safe, effective and high-standard drainage and water management systems.

When the Great Ouse water level is high and the sluice gate is closed, Tritax Park will store surface water on-site so that the development does not worsen existing flooding problems. We are actively considering how we can store additional water on site to the benefit of communities downstream.

During normal conditions, when the sluice gate is open, surface water will leave the site at the same (or reduced) rate as the undeveloped area.

Additionally, sustainable drainage systems and rainwater harvesting will be used within the development to reduce the amount of water leaving the site.

We are currently in discussions with Anglian Water regarding foul drainage connections and capacity.



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A SUMMARY OF OUR PROPOSALS



Illustrative view of the entrance to the site from the B1050

Tritax Park Cambridge will be a best-in-class logistics and advanced manufacturing park that delivers benefits and opportunities to neighbouring communities, strengthens local and national supply chains and generates jobs and investment across Greater Cambridgeshire.

OUR FOCUS AREAS

- A high-quality sustainable design
- Modern logistics and advanced manufacturing space
- Circa 2,500 - 3,000 job opportunities with transferable skills and clear career pathways to help address Greater Cambridgeshire's skills gap
- Dedicated skills and training programmes for local residents
- Significant economic benefits for the local area
- A sustainable country park - with at least 40% of the site open green space
- Flexible business space where companies can operate efficiently, helping to deliver online orders quickly and affordably while strengthening local and national supply chains
- Investment through the Community Benefit Fund for local community projects and initiatives
- Facilities for employees, visitors and local residents, provisionally including sports facilities and circular walking routes to promote recreation and wellbeing
- Taking a responsible approach to the local and regional water issues
- Delivering a minimum 25% net gain in biodiversity
- Improvements to local infrastructure to support the proposed development

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OUR NEXT STEPS AND HOW TO HAVE YOUR SAY



Visual along the Spine Road, looking east, at the transport hub

Thank you for attending today's event. We hope it has helped you understand our proposals.

We will carefully review all feedback received, continue to meet with local stakeholders, and develop our plans in consultation with the local community and Council before submitting a planning application.

If you have any questions about the proposals or would like to speak with a member of the project team, we're always happy to help.

You can get in touch using the contact details below, and additional information is available on our website via the QR code provided.

Scan me to visit the website

Before you leave today, we would value your feedback on the plans you have seen.

You can share your thoughts in one of the following ways:

- Complete a feedback form here today
- Take a form home and return it using the Freepost address provided – no stamp required
- Submit your feedback online by visiting **www.tritaxbigbox.co.uk/our-spaces/cambridge**

Please let us have your feedback by the 5th of December 2025

NEXT STEPS

Autumn 2025 – Environmental Impact Assessment (EIA) Scoping

Autumn 2025 – Public and stakeholder engagement

Early 2026 – Local Plan Consultation (Reg 18)

Early 2026 – Continued public and stakeholder engagement

Spring 2026 – Planning application submission

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